

# Staff Recommendation/Action Request

## Options Regarding Tigard Triangle LID No. 1

	Option	Advantages	Disadvantages	Next Step(s)
1	Leave the boundary of the LID as is and direct staff to commence the construction of the planned infrastructure.	<ul style="list-style-type: none"> <li>▪ Previous design work remains applicable.</li> <li>▪ Planned infrastructure completed.</li> <li>▪ Possible stimulus to development.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Infrastructure envisioned when the LID was formed may change with the completion of the Tigard Triangle Strategic Plan, necessitating the possible reconstruction of some improvements.</li> <li>▪ Some LID participants are concerned about the financial impacts of LID assessments. For example, the assessment may affect the property owner's ability to sell or refinance the property.</li> </ul>	No formal action required. The council would direct staff to include project funding in the proposed 2014-2015 Capital Improvement Plan (CIP). Construction could begin in 2015.
2	Leave the boundary of the LID as is and direct staff to continue to delay the construction of the planned infrastructure until the Tigard Triangle Strategic Plan is completed and implementation measures are adopted, likely sometime in 2015.	<ul style="list-style-type: none"> <li>▪ Previous design work remains applicable.</li> <li>▪ May have time to resolve possible conflicts with Tigard Triangle Strategic Plan.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Some LID participants are concerned about the financial impacts of LID assessments. For example, the assessment may affect the property owner's ability to sell or refinance the property.</li> </ul>	No formal action would be required. Upon completion of the Tigard Triangle Strategic Plan, staff would include project funding in the CIP.
3	Modify the boundary of the LID removing certain properties.	<ul style="list-style-type: none"> <li>▪ Participants removed from the LID would not be subject to the financial impacts of LID assessments.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Participants remaining within the LID would likely be subject to increased financial responsibility regarding LID assessments.</li> <li>▪ A single-owner LID could create funding challenges (availability, higher interest rates on bond sale, etc.).</li> <li>▪ Previous design work would require modification.</li> </ul>	Staff will return to council with a resolution modifying the boundaries as directed.
4	Abandon the LID as currently formed.	<ul style="list-style-type: none"> <li>▪ Participants removed from the LID would not be subject to the financial impacts of LID assessments.</li> <li>▪ May have time to resolve possible conflicts with Tigard Triangle Strategic Plan.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Previous design work could require modification.</li> <li>▪ Adverse impact on development.</li> </ul>	<p>Staff will return to council with a resolution abandoning the LID.</p> <p>Abandoning the LID does not preclude the formation of a new LID in the future.</p>